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FILED & ENTERED

JUN 18 2025

CLERK U.S. BANKRUPTCY COURT
Central District of California
BY [sumlin](#) DEPUTY CLERK

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
LOS ANGELES DIVISION

CHANGES MADE BY COURT

In re:

LESLIE KLEIN,

Debtor.

Case No. 2:23-bk-10990-NB

Chapter 11

**ORDER GRANTING MOTION OF
CHAPTER 11 TRUSTEE TO ENFORCE
THE AUTOMATIC STAY AND VOID
GRANT DEED, AND GRANTING IN PART
REQUEST FOR SANCTIONS**

Date: June 17, 2025
Time: 1:00 p.m.
Location: U.S. Bankruptcy Court
Courtroom 1545
255 E. Temple St.
Los Angeles, CA 90012
Judge: Hon. Neil W. Bason

The Court having considered the *Motion for Order Enforcing the Automatic Stay and Sanctions Against the Debtor, Credit Trustee, Credit Trust, and EKLK* [Docket No. 1128] (the “**Motion**”) and the Declaration of Jeffrey W. Dulberg in support thereof; the joinders in support of the Motion, filed by Erica and Joseph Vago [Docket No. 1137], the Gestetner Charitable Remainder Unitrust and A. Gestetner Family Trust [Docket No. 1139] and Franklin H. Menlo, as co-trustee of the Franklin Menlo Irrevocable Trust [Docket No. 1140]; and EKLK Foundation’s conditional opposition to the Motion [Docket No. 1142] and, for the reasons stated on the record of June 17, 2025 hearing, the Motion is **GRANTED** as set forth herein, and it is hereby **ORDERED** that,

1 1. The execution and recordation of the grant deed, recorded in the Official Records
2 of Recorder's Office, Los Angeles County as 20250120374 (the "**Grant Deed**"), by Leslie Klein,
3 the trustee (the "**Creditor Trustee**") of the creditor trust (the "**Creditor Trust**") under the *Second*
4 *Amended Klein Living Trust*, dated April 8, 1990, violated section 362(a)(3) and (6) of the
5 Bankruptcy Code.

6 2. The Grant Deed is void *ab initio* and has no force or effect because it was executed
7 and recorded without Court authorization in violation of section 362(a) of the Bankruptcy Code
8 and the execution and recordation of the Grant Deed did not cause the transfer of any interest in
9 the real property located at 322 N. June Street, Los Angeles, CA (the "**June St. Property**"). A
10 copy of the void Grant Deed is annexed hereto as **Exhibit 1**.

11 3. The Trustee is authorized to record a certified copy of this Order to uncloud the
12 title of the June St. Property.

13 4. If the recordation of this Order does not uncloud title of the June St. Property, the
14 Trustee may seek further relief for the purpose of re-quieting title of the June St. Property as
15 necessary.

16 5. The request for sanctions by the Trustee in the Motion, pursuant to section 105(a)
17 of the Bankruptcy Code and/or pursuant to Rule 9011 (Fed. R. Bankr. P.) any other authority,
18 against Leslie Klein, Creditor Trustee, Creditor Trust, EKLK Foundation, and/or any counsel
19 thereto shall be made pursuant to a separate motion to be filed by the Trustee and heard by the
20 Court at a date to be determined under the Court's self-calendaring procedures.

21 ###

22
23 Date: June 18, 2025



Neil W. Bason
United States Bankruptcy Judge

EXHIBIT 1

This page is part of your document - DO NOT DISCARD



20250120374



Pages:
0003

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

02/25/25 AT 03:55PM

| | |
|--------|--------|
| FEES: | 27.00 |
| TAXES: | 0.00 |
| OTHER: | 0.00 |
| SB2: | 75.00 |
| PAID: | 102.00 |



LEADSHEET



202502250750040

00025260595



015160375

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

NAME **EKLK Foundation**
c/o Nat'l Reg. Agents, Inc.
MAILING ADDRESS
1209 Orange St.

CITY, STATE and ZIP CODE
Wilmington, DE 19801

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

GRANT DEED

EKLK Foundation

When recorded mail document to:

NAME **EKLK Foundation**
c/o Nat'l Reg. Agents, Inc.
ADDRESS **1209 Orange Street**
CITY **Wilmington, DE 19801**
STATE & ZIP

APN: **5523-003-008**

Above Space for Recorder's Use Only

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ -0- CITY TAX \$ -0- **GIFT**
☐ computed on full value of property conveyed, or
☐ computed on full value of items or encumbrances remaining at time of sale,
☐ Unincorporated area ☒ City of LOS ANGELES, and

FOR A FULL VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Leslie Klein, as Trustee of the Credit Trust of the Second Amended Klein Living Trust hereby

GRANT(s) to **EKLK FOUNDATION** the following

described real property in the City of LOS ANGELES County of LOS ANGELES, State of California:

An undivided one-half interest in the real property described as Lot 300 of Tract 8320 as per map recorded in Book 98, page 41 of Maps, commonly known as 322 N. June Street, Los Angeles, CA 90004

Dated: February 25, 2025

Leslie Klein

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Leslie Klein, Trustee

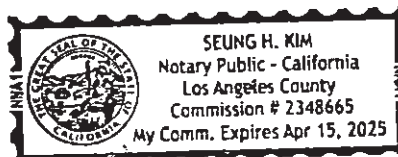
STATE OF CALIFORNIA}
COUNTY OF LOS ANGELES } SS

On 02/25/2025 before me, SEUNG H. KIM a Notary Public, personally appeared Leslie Klein who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SIGNATURE Seung H. Kim (SEAL)



MAIL TAX STATEMENT TO ADDRESS AS SHOWN ABOVE